



THE
A-TEAM

**RE/MAX
FIRST**

140 LANGWELL Common, Airdrie T4A 3R3

MLS®#: **A2161630**

Area: **Lanark**

Listing Date: **08/30/24**

List Price: **\$552,500**

Status: **Active**

County: **Airdrie**

Change: **-\$7k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,413

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,413

Lot Information

Lot Sz Ar:

2,417 sqft

Lot Shape:

DOM

20

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Range,Range Hood,Refrigerator

Int Feat:

Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`2"
Kitchen	Main	12`11" x 13`9"
3pc Bathroom	Second	8`4" x 5`0"
Bedroom	Second	8`3" x 12`3"
Bedroom - Primary	Second	11`7" x 15`11"

Room	Level	Dimensions
Dining Room	Main	11`1" x 10`8"
Living Room	Main	11`11" x 13`6"
3pc Ensuite bath	Second	5`0" x 8`3"
Bedroom	Second	8`4" x 12`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4

Zoning:

R-2

Remarks

Pub Rmks: **Welcome to this delightful 1,413 sq ft semi-detached home, ideally located in a vibrant and growing community. This home boasts 3 generously sized bedrooms and 2.5 bathrooms, perfect for a family or those seeking extra space. The open-concept main floor is designed for comfort and style, featuring a spacious living area, modern kitchen, and dining space that flows seamlessly for everyday living and entertaining. Enjoy the beautiful view of the school green field right across from your home, providing a peaceful backdrop and a safe space for children to play. You'll love the convenience of being a short walk away from the Lanark Landing Pump Track and Lanark Community Garden, perfect for outdoor activities and connecting with neighbors. Commuting is made easy with quick access to Highway 2 via 40 Ave, and you're just a 12-minute drive from Costco and CrossIron Mills for all your shopping and dining needs. Experience the perfect blend of comfort, convenience, and community in this wonderful home!**

Inclusions: **None**
Property Listed By: **MaxWell Central**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





